

**S-24-2008**  
**Pleasant Valley Ranches Phase 1 - Lot 1 Amended**  
**6286 West 2900 South**  
**A Zone**  
**1 New Lot**

**BACKGROUND**

Mr. Steven Jolley, is requesting a plat amendment to lot 1 of the Pleasant Valley Ranches Phase 1 Subdivision. The purpose for the plat amendment is to create one new lot within the subdivision. The Pleasant Valley Ranches Phase 1 Subdivision was recorded in June 1999. The original plat consisted of 4 lots on 4.88 acres. The amended subdivision will consist of 2 lots on 1.9 acres. An existing dwelling is located on what will become lot 1A.

**STAFF/AGENCY CONCERNS:**

Public Works will not require formal improvements along 2900 South as they were already installed during the construction of the original plat. The applicant will need to coordinate all other utility service for the new lot.

**ISSUES:**

The proposed plat amendment will create one new lot within the existing Pleasant Valley Ranches Subdivision. The subdivision will divide lot 1 into 2 lots with a designation of lots 1A and 1B.

Access will be gained from 2900 South. Public improvements along this right-of-way were installed by the developer of the original subdivision. Any damage to existing improvements, or damage associated with new construction will need to be repaired by the builder of the new lot. The applicant and/or builder of the new lot will also be responsible to coordinate the new drive approach on lot 1B.

The subdivision is in an area of the City that has a high water table. The original plat indicated that ground water was encountered at a depth 4 feet below the top back of curb. Unless the applicant would like to submit a new soils report, staff will require that the lowest floor slab be 1-foot below top back of curb.

City ordinance requires that for homes without basement, the minimum house size shall be increased by 100 square feet and the minimum garage size shall be increased to 24 feet by 24 feet. The applicant does have the option of providing an updated soils report. The report will need to be submitted and reviewed by the Engineering Division prior to City Council review.

The subdivision in question is encumbered by a jurisdictional wetland. In a letter dated March 26, 1999, the Army Corps of Engineers approved the original subdivision plat on the basis that existing uplands on each lot would have provided sufficient areas for building pads.

To staff's knowledge, the delineated wetlands have not changed. In order to ensure that the wetlands will not be impacted by new construction, staff will require the applicant to contact the Army Corps of Engineers to ensure that the proposed subdivision will not impact the existing wetlands. This contact will need to be made before the subdivision can proceed to the City Council.

Staff will provide a copy of the Corps of Engineers letter to the applicant. This information will need to be passed along to any potential lot or home buyer. As long as the boundary of the wetland remains as it was originally delineated, a 404 permit would not be needed. However, if this area is impacted by new development, the owner/builder will need approvals from the Corps.

**STAFF ALTERNATIVES:**

- A. Approve the amendment of lot 1 in the Pleasant Valley Ranches Phase 1 Subdivision subject to a resolution of staff and agency concerns.
- B. Continue the application to address issues raised during the hearing.

**Applicant:**

Steven Jolley  
6286 W. 2900 S.  
WVC, UT 84128

**Discussion:** Steve Lehman presented the application. Terri Mills questioned what would happen if the area is declared wetlands and asked if a typical backyard could be included. Mr. Lehman stated that he has attempted to contact the Corp of Engineers about this but has been unsuccessful. He assured the Planning Commission that if the area is still declared to be wetlands, a plot plan will have to be submitted by the applicant to ensure that a home can be constructed on the property and the applicant will have to meet all the Corp of Engineer requirements. Phil Conder stated that there is a church around the corner and asked will happen in regards to this building if the wetlands are extracted. Mr. Lehman stated that he isn't sure because he isn't familiar with the site but added that it would be a concern. The applicant, Steven Jolley, stated that he has spoken with the Corp of Engineers.

He clarified that the Corp told him he can build up to the wetlands and he can have a backyard as long as it isn't concrete or foundation. Mr. Jolley stated that he has a meeting with the Corp on Monday, June 16, 2008. He assured that the Corp of Engineers has stated that even if the land is determined to be wetlands, it is still possible to build on this property.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Davis moved for approval

Commissioner Fuller seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous- S-24-2008– Approved**